RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39041

Instr:200006270063856 Page: 1 OF 2
REC'D FOR REC 06/27/2000 11:26:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $320.05

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23RD DAY OF JUNE, 2000

Notary Public

MY COMMISSION EXPIRES: 9/5/2003

A. D. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Scott Klaus	Countrywide Home Loans, Inc.	94-2-109
1802 Long Ave.	SV-28M/Records Management	23W-2440
Nashville, TN 37206	400 Countrywide Way	
	Simi Valley, CA 93065	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ERIC A. HOWARD AND WIFE, MARGARET W. HOWARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WALTER SCOTT KLAUS, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 232 and the Westerly 15 feet of Lot No. 233 on the Map of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the south side of Long Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eric A. Howard and wife, Margaret W. Howard by Deed from Luke R. Belsito, Jr. and wife, Fran W. Belsito of record in Book 9606, page 758, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 1802 LONG AVE., NASHVILLE, TN 37206
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 23rd day of June, 2000

ERIC A. HOWARD

MARGARET W. HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erice A. Howard and wife, Margaret W. Howard the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, ~~this~~ 23rd day of June , 2000.

Commission Expires 9/28/2002

Notary Public

ALVIN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 20_____.

My commission expires:_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____ _____

Notary Public